

306, 1113 37 Street SW
Calgary, Alberta
MLS # A2215128

\$210,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Rosscarrock | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 784 sq.ft. | Age: | 1978 (47 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 650 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Welcome to this Bright and Spacious 2 BEDROOM Corner Unit with a lot of upgrades including KITCHEN and BATHROOM and UNDERGROUND PARKING in Rosscarrock! We are proud to present a rare opportunity to own an affordable and well-maintained condo in the highly sought-after community of Rosscarrock. Offering approximately 780 sq ft of living space, this bright corner unit features 2 spacious bedrooms, 1 full upgraded bathroom and secure underground parking. The open-concept living and dining area is flooded with natural light from the east-facing windows and features sliding doors that lead to a large, above-ground balcony — perfect for barbecues or simply enjoying the fresh summer air and beautiful sunrise VIEWS. The modern, Upgraded kitchen is designed with white cabinetry and sleek black appliances, providing a clean and contemporary look. Both bedrooms are generously sized and offer ample closet space, while a full 4-piece bathroom completes the interior layout. Located in an unbeatable location, you’ll find yourself just minutes away from schools, playgrounds, Westbrook Mall, Walmart, Safeway, and public transit, with downtown Calgary only a 5-minute drive away. This versatile property is perfect for first-time buyers, families, or investors. Don’t miss out on this incredible opportunity to own a well-priced condo in one of Calgary’s most desirable communities. Schedule your private showing today!